

Raleigh Board of Adjustment

November 13, 2017

Decisions

A-106-17 WHEREAS 615 Boylan LLC, property owner, requests a variance from the requirement that all new primary electrical distribution lines be placed underground as set forth in Section 8.7.4.B. of the Unified Development Ordinance in order to allow a pole mounted electrical transformer on a .23 acre parcel zoned Neighborhood Mixed-Use-5 Parking Limited and located at 615 North Boylan Avenue.

Decision: Deferred to the Board's December 11, 2017 meeting.

A-117-17 WHEREAS James and Tracy Isacco, property owners, request a 6 foot side street setback variance from the requirements set forth in Section 2.2.1. of the Unified development Ordinance and a 14 foot variance in the minimum driveway length requirements set forth in Section 6.5.7.G. of the Raleigh Street Design Manual in order to expand an existing garage that results in a 4 foot side street setback and a 4 foot long driveway on a .23 acre parcel zoned Residential-6 and Special Residential Parking Overlay District and located at 2512 Stafford Avenue.

Decision: Deferred to the allow Applicant time to prepare a detailed site plan, and secure expert testimony, at such time the matter will be placed on the next available Board agenda.

A-112-17 WHEREAS Will and Anna Schien, property owners, request a 2 foot rear yard setback variance from the requirements set forth in Section 2.2.1. of the Unified Development Ordinance as well as a 9.2 foot variance from the building to building spacing requirement set forth in Section 6.7.2.B. to permit a shipping container located 3 feet from the rear property line and 10" from a detached garage on a .26 acre parcel zoned Residential-4 and located at 1824 Thorpshire Drive.

Decision: Denied.

A-121-17 WHEREAS Edward and Deborah Constantine, property owners, request a 4.6 foot rear yard setback variance from the requirements set forth in Section 2.2.1. and Section 1.5.4.D.1.a. of the Unified Development Ordinance to convert an existing deck into a covered porch that results in a 16.4 foot rear yard setback on a .22 site zoned Residential-4 and located at 3401 Tunas Street.

Decision: Approved as requested.

A-122-17 WHEREAS Vincent and Ann Whitehurst, property owners, request a 1.25 foot side yard setback variance along the eastern property line to legalize the existing detached house and a 10" side yard setback variance to legalize and expand the existing detached house structure vertically along the western property line both of which variances are from the requirements set forth in Section 2.2.1. of the Unified Development Ordinance as well as complete relief from the off-street parking requirements set forth in Section 7.1.2.C. which

results in a 3 foot 9.5" side setback and a 4 foot 1.5" side setback and no off-street parking on a .11 acre site zoned Residential Mixed Use-3 and located at 219 Dexter Place.

Decision: Approved as requested.

A-123-17 WHEREAS Stonehenge Manor HOA, property owner, is requesting a variance from the maximum 50% opacity requirements for the portion of fence over 4 feet in height and located in a front yard setback as set forth in Section 7.2.8.B.8. of the Unified Development Ordinance in order to construct a 6 foot tall solid wooden fence in the front yard setbacks of both a .95 acre property and a .54 acre property, both zoned Residential-4, and located at 7621 Stonehenge Farm Lane and 2605 Stonehenge Manor Drive respectively.

Decision: Approved as requested.

A-124-17 WHEREAS Jen NC 5, LLC, property owner, requests a special use permit to construct a swimming pool that exceeds a linear dimension of 65 feet and an area of 4000 square feet pursuant to Sections 6.7.3.G.5. and 10.2.9. of the Unified Development Ordinance in order to permit a 4,050 square foot pool with a maximum linear dimension of 92 feet on a 1.1 acre site zoned Residential-4 and located at 3500 Norway Spruce Drive.

Decision: Approved as requested.

A-125-17 WHEREAS Paul and Laura Davidson, property owners, request a 4 foot side yard setback variance pursuant to the requirements set forth in Section 2.2.1. of the Unified Development Ordinance to accommodate an attached carport that results in a 6 foot side yard setback on a .68 acre parcel zoned Residential-4 and located at 3713 Williamsborough Court.

Decision: Approved as requested.

A-126-17 WHEREAS Dunn Road Associates, LLC, property owners, request complete relief from the 40% forestation requirements set forth in Section 9.1.9. of the Unified Development Ordinance for both an 1.8 acre property and a 2.31 acre property, both zoned Neighborhood Mixed Use-3-Conditional Use and Urban Watershed Protection Overlay District and located at 1500 and 1540 Dunn Road respectively.

Decision: Approved with condition the Applicant installs or maintains landscaping as shown on the landscape plan included in the application packet.

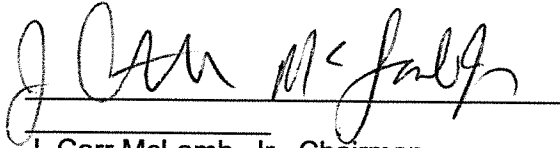
A-127-17 WHEREAS Henry and Ellen Campen, property owners, request a special use permit to authorize the expansion of a nonconforming principal structure pursuant to Section 10.3.6.A.6. of the Unified Development Ordinance to permit an addition to the existing detached house, a portion of which is currently constructed over a stormwater drainage pipe on a .23 acre site zoned Residential-4 and located at 2605 Sanderson Drive.


Decision: Approved requested.

A-128-17 WHEREAS FTPA Storage Tryon LLC, property owner, requests a 2.5 foot variance in

the 3.5 foot height limit for a low profile ground sign set forth in Section 7.3.8.B.2. of the Unified Development Ordinance which would result in a 6 foot tall ground sign on a 4.18 acre parcel zoned Industrial Mixed Use-3-Parking Limited, Special Highway Overlay District-1 and Special Residential Parking Overlay District and located at 4000 Tryon Road.

Decision: Deferred to the Board's December 11, 2017 meeting.


J. Carr McLamb, Jr., Chairman


Date

